



Wayside







Wayside

Talaton, Exeter, , EX5 2RU

Honiton: 7.1 miles Sidmouth: 9.7 miles Exeter: 12.5 miles

An impressive barn conversion set in wonderful grounds, with stabling and a paddock in 1.47 Acres, and views over the surrounding countryside. EPC E

- Ample parking
- Stables
- Immaculately presented
- Freehold
- Paddock
- 6 bedrooms
- 5 bathrooms
- Council Tax Band G

Guide Price £1,100,000

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SITUATION

The village of Talaton has a strong community centre with a church, village shop, parish hall and pub. The neighbouring village of Feniton also offers a range of facilities including a primary school and a train station situated on the London Waterloo line. Ottery St. Mary is situated only a few miles away and ensures that this property falls into The King's School catchment area. For the equestrian enthusiast, Bicton Arena is 12 miles away, which holds international, British and Pony Club Championships with local facilities at Hitts Barton, New Hall and Venn Ottery.

Honiton offers a good range of amenities with its selection of independent shops and a twice weekly market. The Cathedral City of Exeter lies to the west with a comprehensive array of retail and leisure facilities. The M5 is easily accessible providing great links to Cornwall to the south and Bristol and London to the north and east. Exeter International Airport provides a number of domestic and international flights.

DESCRIPTION

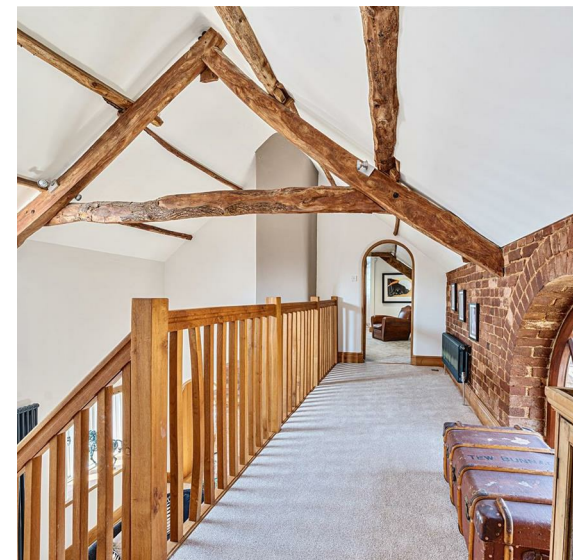
Wayside is a spacious and characterful attached barn conversion set in lovely grounds, with stabling and a paddock.

This property is light and bright, and offers versatile living accommodation. On the ground floor is the entrance porch with impressive stained and leaded glass windows to either side, and oak framed double doors leading through to the sitting hall, boasting character features such as cast iron woodburning stove, exposed beams and vaulted ceiling. Stairs rise to the first floor and galleried landing.

Off the sitting hall is the country style kitchen complete with a range of fitted units with solid wood fronted cupboards, providing plenty of storage with black granite worktops over, large American style fridge/freezer and Aga with brick surround and beam over. With a kitchen island and space for a table, there is also a comfortable sitting area making the kitchen the real heart of the home. Patio doors lead out to the pretty courtyard garden to the rear and paved patio to the front.

Further oak framed doors lead off the sitting hall to the sitting room, a beautiful dual aspect reception room with exposed timbers, oak shutters and pine surround fireplace with red brick hearth. Tucked around the corner is a music room. The sixth bedroom can also be found on this floor, with en suite bathroom and stable door out to the courtyard.

On this level, just at the other end of the property is the entrance lobby with access from the courtyard, this area comprises a utility room with space (and plumbing) for washing machine, tumble dryer and oil-fired boiler along with further fitted cabinets and next door is a useful study, with bespoke fitted corner desk unit and shelving, and a downstairs cloakroom.





On the first floor is the galleried landing with exposed beams and double glazed arch window, a real feature of this property, and five bedrooms. The master bedroom is an impressive space with dressing room, plus built in wardrobe in the bedroom, and spacious ensuite bathroom with fitted bath, large shower cubicle, twin wash hand basins and WC. Three of the four further bedrooms on this floor also benefit from ensembles. Bedroom two is a comfortable double, with exposed beams and velux window, and ensuite shower room. Bedroom four is at the far end of the property, and again is a bright double with built-in wardrobe and ensuite shower room. Bedroom three is a good-sized double with exposed beams, velux window and built-in wardrobe, with double wooden doors leading to ensuite bathroom. The ensuite comprises panel bath, wash hand basin and WC, with door leading back to the landing. The fifth and smallest bedroom is further along this floor and benefits from fitted wardrobes.

OUTSIDE

The property is approached by a brick paved driveway providing ample parking for several vehicles, further paved paths lead directly to the property. The drive leads to an open fronted double garage, with power and light. There is a workshop behind the garage and a store to the side with water supply. To the side of the front drive is the stables and paddock with post and rail fenced enclosures, through a five barred gate. Purpose built wooden stables, yard and turnout area can be found just before the paddock.

The gardens at Wayside are beautifully manicured and have been well maintained by the current owners. The front garden has been mainly laid to lawn and includes a patio area, with pergola and beautiful climbing wisteria, a perfect spot for alfresco dining. To the rear is a hard landscaped courtyard style garden, mainly laid to gravel with stone built raised borders with some mature shrubs and further seating area in this private spot.

SERVICES

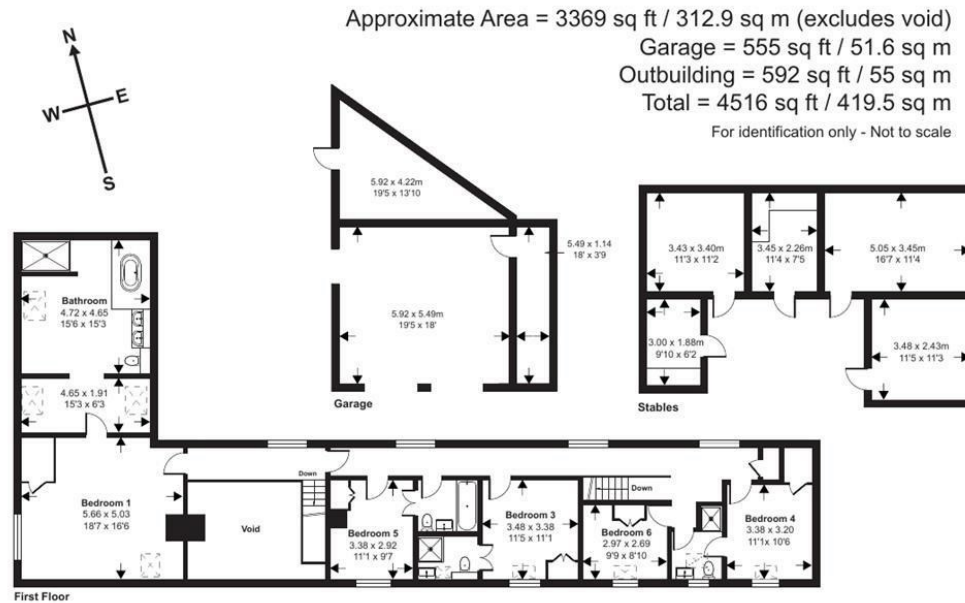
Mains electricity, water and drainage. Oil-fired central heating.

Standard and ultrafast broadband available (Ofcom). Mobile coverage available outside with EE, O2, Three and Vodafone.

There are restrictive covenants on this property, which can be obtained from Stags.

DIRECTIONS

From the Honiton office, head north east along the High Street and take the first exit at the roundabout for Monkton Road. Follow the A35 and bear left to merge onto the A30. Follow this road for 3.3 miles before taking the exit towards Ottery St Mary (B3177) and continue for just under two miles. Take a left just after the turning for Gosford Road and continue for 1/2 a mile, then turn right and continue for about 1 mile onto Fairmile Ottery St Mary. Turn right following the sign to Plymtree and the property will be found about 1/3 mile up this lane on the right hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Stags. REF: 1131157



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



